

COUNCIL MEETING MINUTES April 14, 2021

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

via Zoom
14 Royal Avenue East
New Westminster, B.C.

STRATA COUNCIL

2021/2022

PRESIDENT

Sherry Baker - #106

TREASURER

Kirbee Parsons - #105

SECRETARY

Joanne Purser - #515

RECORDER

Christine Rowlands - #411

AT LARGE

Dave Brown - #104

John Verchomin - #414

Dustin Brisebois - #101

FOR

CONTACT INFORMATION

AND MINUTES VISIT

www.14victoriahill.com

IMPORTANT INFORMATION Please have this translated

重要資料 請找人為你翻譯

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

알려드립니다 이것을 번역해 주십시오

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

बहुत महत्वपूर्ण विषय बचने विषये बेलें हिम एा पुरसंवा करवाएँ

Attendance: John Verchomin, David Brown, Kirbee Parsons, Sherry Baker, Christine Rowlands, Dustin Brisebois, Joanne Purser

Regrets: none

1. The meeting was called to order at 7:05 p.m. with a quorum established.

2. Following review of the agenda, it was moved and approved to adopt the agenda.

3. The minutes of the strata council meeting held March 9, 2021, were reviewed and approved.

4. 2021 AGM

The strata AGM was held on March 29, 2021, via Zoom. The 2021/2022 budget and all of the resolutions were passed, and the minutes are posted on the website.

5. Financial report

Sherry reported on the financial statements up to March 31, 2021. Although there were extra painting costs in 2020, there were also increases in utility, water and sewer costs and the tree replacement project that contributed to a deficit. It was also noted that Resolution A passed at the AGM to withdraw \$18,443.25 from the CRF to cover the deficit, but we actually only needed to withdraw \$17,463.

The report was accepted as submitted.

6. Maintenance

- Carpet cleaning was done by Service Master on April 8/9.
- Parkade cleaning has mostly been completed by Don Baker & crew; there are just a couple of sections of P2 left to do.
- We received a quote from Black Tie property services for external window cleaning and dryer duct cleaning. The quote for dryer duct cleaning is more

expensive this year because it is for cleaning the ducts from both inside and outside, and in the past has only been cleaned from one direction.

- There have been a number of conflicts observed and reported due to the parkade ramp lights/sensors, and it was discussed whether this system was working or needs to be removed. It was decided to try a communications approach to see if more information about how the system works helps to reduce conflicts. Christine will draft some signage for approval.
- We've received a quote from AmberFly for the drywall repair on the 5th floor. The quote was reasonable (\$2,650) and they do good work, so it was decided to go ahead with this work.
- We are trying to comply with Technical Safety BC's requirement for an operating permit for the electrical system. Nightingale Electric has been contacted to help with the necessary report.

7. Gardening report

Dave reported that the quote from Northwest Gardening was accepted and the contract signed for the next year.

There is another tree (planted as part of replacements) that is dying, but we are not obligated to replace it.

We've also received a price for some topsoil for the gardens/lawns on the 1st floor; however, because these gardens are generally being taken care of by those owners for their own use, the cost will be shared by those owners, not the strata.

8. Bylaw infraction letters

- A response was received from SL#19 regarding bylaw infraction fines levied. No further response is required at this time.
- Several noise complaints were reported by SL#36. The complaints were reviewed and did not seem to be extraordinary in terms of timing, duration or volume. No infraction letters need to be issued at this time.
- Emails were received from SL#37 about an incident at parking gate 3 on March 30. The resident was coming down the ramp when they encountered another car at the bottom that was obstructing the way and a verbal conflict ensued. Dashcam images indicated the driver was the resident of SL#27. Security camera footage indicated that the car in question was sitting under gate 3 for about 5 minutes and then sped away up the driveway. An infraction letter will be sent to SL#27 for obstructing a common area for ingress/egress of the property.

9. Quotes

- We've received two quotes so far for gutter replacements (Well Hung and Precision), including the removal of old gutters and installation of "Super 5 gutters" with leaf filter screens to prevent future debris and clogging. John will follow up with contractors and review any further quotes that come in. An SGM will be required to approve the cost and decide whether a special levy or withdrawal from the CRF is the best way to pay for the project. It was noted that the depreciation report allocates about \$58,000 for gutter replacements.
- We've received a quote from AmberFly for a deck repair. Further quotes will be sought; however, it is thought that more patios do need repairs and we shall be surveying residents to find out where any problem areas are with decks. (Note:

quotes for repairs to ground floor patios/cobblestones are being sought separately.)

- Nightingale Electric will be providing a quote for electrical work for EV charging; however, it should be noted that we cannot change building infrastructure such as electrical systems without a 3/4 vote of the general strata.
- Nightingale is also providing a quote for an infrared scan and cleaning of the electrical transformer.
- We've received a quote for removing the carpet on the concrete stairs in the stairwells and refinishing the surface with an epoxy or similar paint. The current carpet covering is unsightly and the rubber nosing on the steps tends to come loose. We will get more quotes before deciding the best option.

10. SGM

As noted previously, we will need to hold an SGM to approve the costs for the gutter replacement project. A date will be set soon, knowing that we will need to allow three weeks' notice.

11. Correspondence

Reminder – if you have a concern about a bylaw, maintenance issue, comments, etc., please send it in writing to victoriahill@shaw.ca with your name and unit number. You should receive a response in 48 hours.

- See bylaw infractions; no other correspondence to report.

12. Other business

- Verbal comments were received about the “extra furniture” in the amenity room and pool table room, i.e. a reading chair in the amenity room and a coffee table in the pool room that were donated, as well as a folding table that is set up in the kitchen area of the amenity room. As the furniture is not deemed to be detrimental or unsightly, council feels removal or further action is not needed.
- The ponding/pooling effects of rainfall on the ground floor lawns was discussed, as well as the possibility of replacing drain tiles. It is thought that the gutter replacement may help; the drainage issue will continue to be monitored.
- We received a quote from DSN Safety for remedying some deficiencies found during the last inspection of our fire safety systems, including replacing emergency light batteries and sprinkler system gauges. As these are life and safety issues, they should be done under our repairs/maintenance budget.
- We've received some inquiries about propane fire tables on balconies – these are open flame devices and are therefore prohibited under our bylaws and rules against causing a fire risk to our wood-frame building.

13. Adjournment

With no other new business, the meeting was called for adjournment at 8:45 p.m.

The next strata council meeting will be scheduled for May 11, 2021.

Submitted by Christine Rowlands.